

Property Report



Arrow Apartments

16534 Arrow Blvd
Fontana, CA 92335

Overview

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Purchase Info

Square Feet (17 Units)	22,080
Purchase Price	\$8,300,000
Initial Cash Invested	\$8,300,000

Income Analysis

	Monthly	Annual
Net Operating Income	\$32,953	\$395,438
Cash Flow	\$32,953	\$395,438

Financial Metrics

Cap Rate (Purchase Price)	4.8%
Cash on Cash Return (Year 1)	4.8%
Internal Rate of Return (Year 10)	9.4%
Sale Price (Year 10)	\$13,519,825



New 2024 Construction!!!! Perfect Property to Upgrade to or for your 1031 Exchange, Beautiful Townhouse style 17-unit multifamily property. Gated 3-bedroom 2.5-bath with its own 2-car garage. Modern interior design, 2 story with its own laundry room. 3 of the 17-unit have a full size backyard. Beautiful decorative rock through the property to give a high-quality appearance. Each unit has a Master-Bedroom-Balcony to enjoy the fresh air and relax. AC units, Kitchen Cabinets, Water-Heaters and Appliances are all new. Roof, plumbing and electrical won't need to be replaced for years to come. The property has RUBS for the Water to be billed to the tenants, and the general area's light is off set by the solar panels. Season Investors will recognize the Value once they walk the property.

Purchase Analysis

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Purchase Info	
Purchase Price	\$8,300,000
+ Buying Costs	\$0
+ Initial Improvements	\$0
= Initial Cash Invested	\$8,300,000
Square Feet (17 Units)	22,080
Cost per Square Foot	\$376
Monthly Rent per Square Foot	\$2.23
Cost per Unit	\$488,235
Average Monthly Rent per Unit	\$2,892

Financial Metrics (Year 1)	
Annual Gross Rent Multiplier	14.1
Operating Expense Ratio	30.9%
Cap Rate (Purchase Price)	4.8%
Cash on Cash Return	4.8%

Assumptions	
Appreciation Rate	5.0%
Vacancy Rate	3.0%
Income Inflation Rate	3.0%
Expense Inflation Rate	3.0%
LTV for Refinance	70.0%
Selling Costs	\$0

Income	Monthly	Annual
Gross Rent	\$49,170	\$590,040
Vacancy Loss	-\$1,475	-\$17,701
Operating Income	\$47,695	\$572,339

Expenses (% of Income)	Monthly	Annual
Cleaning & Maintenance (1%)	-\$500	-\$6,000
Insurance (3%)	-\$1,342	-\$16,100
Legal & Professional Fees (0%)	-\$200	-\$2,400
Management Fees (3%)	-\$1,500	-\$18,000
Repairs (1%)	-\$400	-\$4,800
Taxes (18%)	-\$8,646	-\$103,750
Utilities (5%)	-\$2,154	-\$25,850
Operating Expenses (31%)	-\$14,742	-\$176,900

Net Performance	Monthly	Annual
Net Operating Income	\$32,953	\$395,438
- Year 1 Improvements	-\$0	-\$0
= Cash Flow	\$32,953	\$395,438

Buy and Hold Projection

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Income	Year 1	Year 3	Year 5	Year 10	Year 15	Year 20	Year 30
Gross Rent	\$590,040	\$625,973	\$664,095	\$769,868	\$892,488	\$1,034,639	\$1,390,468
Vacancy Loss	-\$17,701	-\$18,779	-\$19,923	-\$23,096	-\$26,775	-\$31,039	-\$41,714
Operating Income	\$572,339	\$607,194	\$644,172	\$746,772	\$865,714	\$1,003,600	\$1,348,754

Expenses	Year 1	Year 3	Year 5	Year 10	Year 15	Year 20	Year 30
Cleaning & Maintenance	-\$6,000	-\$6,365	-\$6,753	-\$7,829	-\$9,076	-\$10,521	-\$14,139
Insurance	-\$16,100	-\$17,081	-\$18,121	-\$21,007	-\$24,353	-\$28,232	-\$37,941
Legal & Professional Fees	-\$2,400	-\$2,546	-\$2,701	-\$3,131	-\$3,630	-\$4,208	-\$5,656
Management Fees	-\$18,000	-\$19,096	-\$20,259	-\$23,486	-\$27,227	-\$31,563	-\$42,418
Repairs	-\$4,800	-\$5,092	-\$5,402	-\$6,263	-\$7,260	-\$8,417	-\$11,312
Taxes	-\$103,750	-\$110,068	-\$116,772	-\$135,370	-\$156,931	-\$181,926	-\$244,494
Utilities	-\$25,850	-\$27,424	-\$29,095	-\$33,729	-\$39,101	-\$45,328	-\$60,918
Operating Expenses	-\$176,900	-\$187,674	-\$199,103	-\$230,815	-\$267,578	-\$310,196	-\$416,877

Income Analysis	Year 1	Year 3	Year 5	Year 10	Year 15	Year 20	Year 30
Net Operating Income	\$395,438	\$419,521	\$445,069	\$515,958	\$598,136	\$693,404	\$931,877
- Improvements	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Cash Flow	\$395,438	\$419,521	\$445,069	\$515,958	\$598,136	\$693,404	\$931,877
Cap Rate (Purchase Price)	4.8%	5.1%	5.4%	6.2%	7.2%	8.4%	11.2%
Cap Rate (Market Value)	4.5%	4.4%	4.2%	3.8%	3.5%	3.1%	2.6%
Cash on Cash Return	4.8%	5.1%	5.4%	6.2%	7.2%	8.4%	11.2%
Return on Equity	4.5%	4.4%	4.2%	3.8%	3.5%	3.1%	2.6%

Loan Analysis	Year 1	Year 3	Year 5	Year 10	Year 15	Year 20	Year 30
Market Value	\$8,715,000	\$9,608,288	\$10,593,137	\$13,519,825	\$17,255,104	\$22,022,371	\$35,872,122
- Loan Balance	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Equity	\$8,715,000	\$9,608,288	\$10,593,137	\$13,519,825	\$17,255,104	\$22,022,371	\$35,872,122
Potential Cash-Out Refi	\$6,100,500	\$6,725,801	\$7,415,196	\$9,463,878	\$12,078,573	\$15,415,660	\$25,110,485

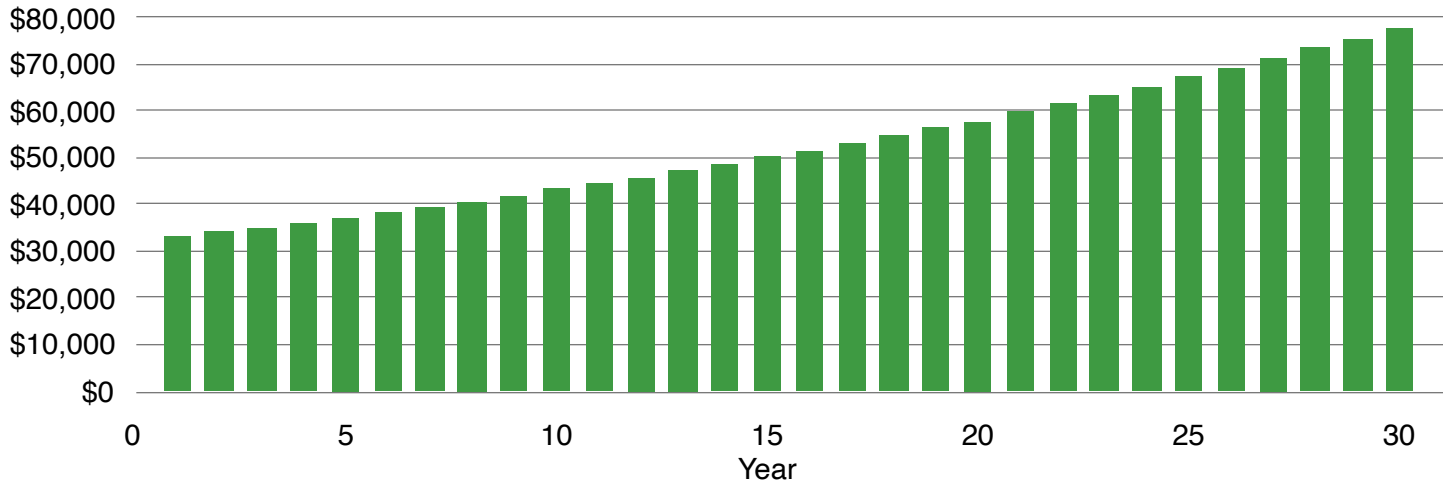
Sale Analysis	Year 1	Year 3	Year 5	Year 10	Year 15	Year 20	Year 30
Equity	\$8,715,000	\$9,608,288	\$10,593,137	\$13,519,825	\$17,255,104	\$22,022,371	\$35,872,122
- Selling Costs	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
= Proceeds After Sale	\$8,715,000	\$9,608,288	\$10,593,137	\$13,519,825	\$17,255,104	\$22,022,371	\$35,872,122
+ Cumulative Cash Flow	\$395,438	\$1,222,261	\$2,099,437	\$4,533,259	\$7,354,726	\$10,625,580	\$18,813,150
- Initial Cash Invested	-\$8,300,000	-\$8,300,000	-\$8,300,000	-\$8,300,000	-\$8,300,000	-\$8,300,000	-\$8,300,000
= Net Profit	\$810,438	\$2,530,548	\$4,392,574	\$9,753,084	\$16,309,830	\$24,347,951	\$46,385,272
Internal Rate of Return	9.8%	9.7%	9.6%	9.4%	9.2%	9.1%	8.8%
Return on Investment	10%	30%	53%	118%	197%	293%	559%

Graphs

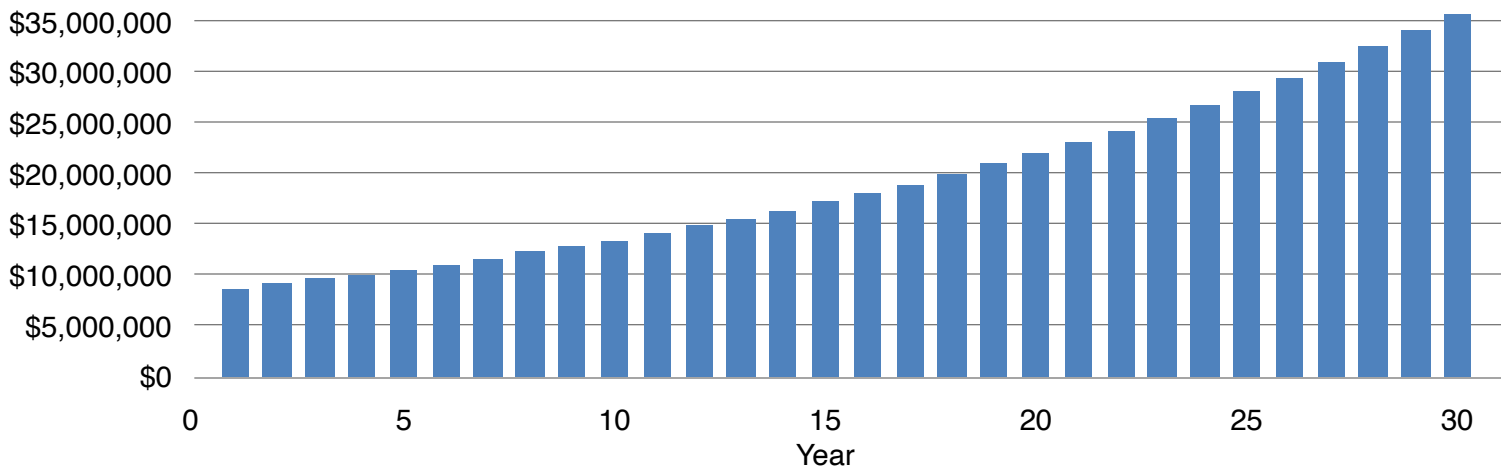
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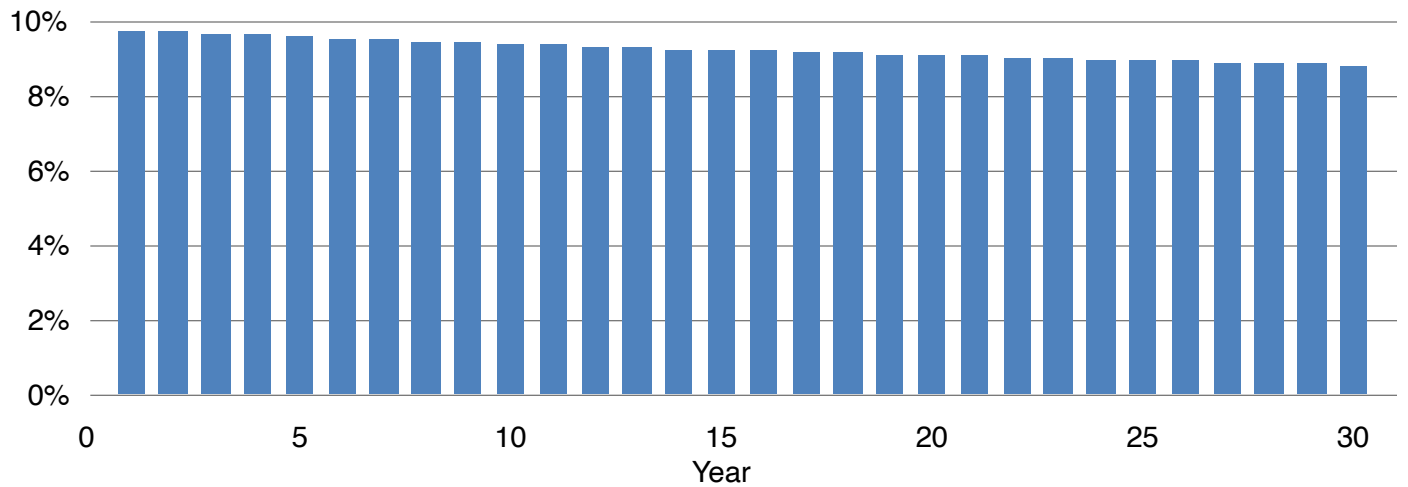
Monthly Cash Flow



Market Value



Internal Rate of Return (IRR)



Rent Roll

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Unit Description	Square Feet	Units of This Type	Rent (Per Unit)
Unit #1	1,275	1	\$2,850 Per Month
Unit #2	1,275	1	\$2,850 Per Month
Unit #3	1,275	1	\$2,850 Per Month
Unit #4	1,275	1	\$2,850 Per Month
Unit #5	1,275	1	\$2,850 Per Month
Unit #6	1,275	1	\$2,850 Per Month
Unit #7	1,275	1	\$2,850 Per Month
Unit #8	1,275	1	\$2,850 Per Month
Unit #9	1,275	1	\$2,850 Per Month
Unit #10	1,275	1	\$2,850 Per Month
Unit #11	1,275	1	\$2,850 Per Month
Unit #12	1,275	1	\$2,850 Per Month
Unit #13	1,275	1	\$2,850 Per Month
Unit #14	1,275	1	\$2,850 Per Month
Unit #15	1,410	1	\$3,090 Per Month
Unit #16	1,410	1	\$3,090 Per Month
Unit #17	1,410	1	\$3,090 Per Month

Totals for Year 1

Total Number of Units	17
Total Area (Sum of Units)	22,080 Square Feet
Total Rent (Sum of Units)	\$49,170 Per Month, \$590,040 Per Year

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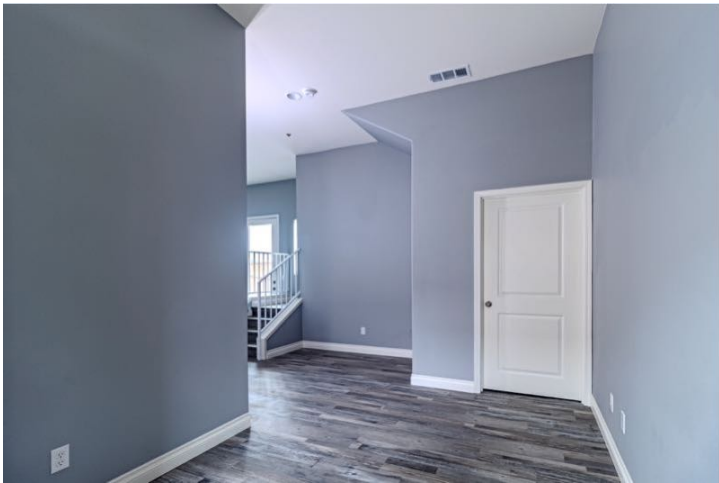
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